

UMTSHEZI MUNICIPALITY



- **Aerial Photography:** covering the whole of Umtshezi municipality in-colour since the municipality is utilizing grey -scale imagery dated, 2001.
- **Land – Audit:** To update land parcels information for the whole municipality.
- **Data verification:** Updating of the current GIS database by data analysis, identification of gaps and development of a database that can assist in compilation of municipal - ward profiles.
- **Linkage of the SDF, LUMS and the Finance Evaluation System:** By creation of new fields in the attributes table contained by the GIS system.

NB: The consultant assisting the municipality with the MPRA has appointed an imagery company to fly the whole municipality in-colour and the project will be completed end of July 2008. The other projects have not been implemented and so it is recommended that a plan be put in- place to ensure that the outstanding projects are implemented .

3. THE BUILDING CONTROL AND INSPECTION SECTION

The building Inspectors Office continues to provide the following functions;

- Daily Inspections.
- Issuing of completion / occupation certificates.
- Assisting clients with queries and technical advice.
- Receiving of new plans and approval of plans.
- Approval of plans and projects.
- Rates clearances / irregularities and inspections in respect of residential / commercial rate rebates.
- Law enforcement and issuing contravention notices in terms of the relevant applicable acts and legislation CPA 51/1977, NBR 103/1977, Health & safety Act 85/1993 and Ordinance 27/1949, Liquor Act of 2003 are some of applicable legislation.
- Approval of signs.
- License application inspections for the magisterial district of Umtshezi.
- Items relating to the railway siding.
- This Office also provides the function of Building Control Officer and Law enforcement Officer.
- All these duties are provided by one person.

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3.1 INSPECTIONS

Inspections are carried out in the entire Umtshezi Municipality (This includes Weenen, Wembezi, Surrounding farms and inspections for license approval is carried out in the entire magisterial district of Umtshezi. (This includes areas such as champagne Valley, Giants Castle etc;) reports are submitted to the licensing officer in this regard.

3.2 APPROVAL OF PLANS

During the past year plans (alterations / additions / developments have been approved to the value of R80 million. A significant amount of income has been generated in this respect as no exemptions are given and all property owners now pay fees. This excludes the people's process projects in Wembezi A & C Section (1300 houses) and kwaNobamba 72 houses that are currently work in progress. (Value + - R32, 000.00 per unit)

3.3 BUILDING CONTROL OFFICER / LAW ENFORCEMENT OFFICER

The Building Inspector has also been appointed to these functions as well. Complaints are attended to on a daily basis and notices are issued with regard to contraventions. The municipality have now agreed fines with the Magistrates and have commenced issuing fines in terms of the Criminal Procedure Act Sect 334 Sec 5(a) of CPA (51/1977). Umtshezi has never issued a fine prior to this and the officer would also have to attend court hearings when required to.

3.4 BUILDING COMPLETION / OCCUPATIONAL CERTIFICATES

In the past building completion certificates have not been issued upon occupation of new buildings that resulted in property owners not paying required rates on buildings where applicable for both residential and commercial buildings. However these are now issued in terms of the Act. Liaison with private engineers, this department carries out land surveyors etc as well.

3.5 RAILWAY SIDING

The section is responsible for maintenance on the sidings in the municipal jurisdiction and the business owners using these sidings are billed accordingly. The Safety regulator has now approved the Rail Safety management policy.

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3.6 SIGNAGE CBD, WEMBEZI & WEENEN

Directosign have been mandated to erect and change signs in the above area. Part of their contract is that they provide refuse bins and tourism signs at no additional cost to the Municipality. This process has begun and signage is being erected as required.

3.7 SUPPORT IMBABAZANE MUNICIPALITY

There is an agreement by Umtshezi Municipal Council that Building Inspectorate assistance / capacity be provided to Imbabazane Municipality for approval of drawings only. (This means that Drawings comply with the National Building regulations applicable to SANS such as 0400 etc) However site sewer or water reticulation layouts cannot be approved and no site visits or inspections will be carried out. Umtshezi municipality is also assisting with the weekly inspections, only in relation to low cost housing projects.

3.8 PROBLEM AREAS

1. This department requires a further 2 junior inspectors to cope with the workload especially with the rural areas such as Weenen and Wembezi to facilitate a proper control of the building activities and quality as it is challenging for one person to undertake. Two years ago we about 10 years behind schedule with our paperwork and are now about 2 years behind.
2. The Senior building Inspector has to deal with Engineers, Architects, and draughts persons and the general queries and correspondence from developers Estate agents and attorneys and also the different provincial & national departments as well as the day to day queries from the public which leave little time to carry out inspections and attend to building contraventions on a regular basis.
3. The added responsibility of Law Enforcement is also time consuming, as the procedures followed have to be 100% accurate.

4. HOUSING SECTION

4.1 WEMBEZI A HOUSING DEVELOPMENT PROJECT

Project was approved for construction of 423 houses and then there was an increase in the number of houses, (from 423 to 515) approved on the 16th November 2003, from the budget of R9 874 935 to R13 872 555. The MEC approved the re-alignment of this project to the new subsidy quantum for the budget of R23 017 796.25. This project was halted due to the incompetence of the Implementing Agent (Dean Chapman and Associates) that led to the termination of the contract between the two parties. To date the following is progress:

New contractor appointed	: S.R.O.R DEVELOPMENT.
No. Of houses (whole project)	: 515

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Total budget	: R23 017 796.25
Approved beneficiaries	: 394 subjected to change.
Houses built to date	a). Slabs completed: 356 b). Completed to Wall Plate Level: 282 c). Completed and handed over to beneficiaries: 180
Transferred for title deeds	: NONE

4.2 WEMBEZI C HOUSING DEVELOPMENT PROJECT

Project was approved on the 30th July 2004, for the development of 737 houses. The construction of the project was completed in February 2008 and the following is the progress of the project:

Implementing agent	: PROJECON.
No. Of houses (whole project)	: 738
Total budget	: R 30 196 599.34
Approved beneficiaries	: 738
Houses built to date	a). Slabs completed: 738 b). Completed to Wall Plate Level: 738 c). Completed & handed over to beneficiaries: 738
Transferred for title deeds	: 730 and 8 Title Deeds awaiting correction.

4.3 KWANOBAMBA PHASE 2 HOUSING DEVELOPMENT PROJECT

Project approved 20th December 1995 to provide services and houses to 231 beneficiaries by Comhousing as Implementing Agents. In 1999 the project was ceded from Comhousing to Weenen TLC. Due to financial irregularities Municipality called for an investigation before taking over this project. Subsequent approval was obtained on the 7th August 2002 to increase sites from 231 to 254, which led to 72 outstanding houses.

Following the municipality and KZN Housing's recent investigation it has been discovered that:

- In 2007, after completion of 15 units to wall plate level it was discovered that 11 sites required Raft Foundations and that the 11 units should be underpinned but insufficient/ no funds were allocated for the underpinning. The underpinning has been completed on the 11 units but due to the fact that some of the units have not gone under the process of beneficiary administration, funding allocated for foundations cannot be claimed.
- No funds were allocated for beneficiary/subsidy administration, which lead to the municipality taking the function within its capacity and so as the financial implications.

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- Only 30 units could be developed, 8 sites are located in the area that cannot be developed since it is dominated by steep and rocky land, 3 units located in the wet area and 31 cannot be located from the layout plan.

In view of the above, the delay in the completion of the project and the municipality's failure to complete the beneficiary/subsidy administration. A submission was forwarded to the KZN Department of Housing requesting that:

- R 30 000 / unit be allocated for the underpinning of the 11 units.
- The KZN Department of Housing consider assisting the municipality through their in-house capacity to complete the Beneficiary Administration and
- A community meeting be held with the beneficiaries concerned and the project be closed at 30 units to avoid unnecessary adjustment each year.

PROGRESS:

New contractor	: MAGEZA AND SONS cc.
No. Of houses (additional houses)	: 72
Total budget	: R
Approved beneficiaries	: 25
Houses built to date	a). Slabs/Foundations completed: 30 b). Completed to Wall Plate Level: 30 c). Completed and handed over to beneficiaries: 30
Transferred for title deeds	: NONE

4.4 KWEZI HOSTEL UPGRADE

Environment:

All comments for the EIA have been received from all government Departments. The consultant is ready to submit the Basic Assessment Report by September 2008.

Town Planning:

BCP to discuss the Less Formal Township Establishment Application Process with the municipality. A new Lay out have been submitted by the project Manager since the committee suggested that community facilities and business facilities be included in the Green Field Town Planning Layout (To be discussed and approved by the municipality before submission for LEFTEA.

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Land Survey:

The Land surveyor co-ordinated the previous Greenfield Layout as received from BCD Town Planners and it has been forwarded to the Project Civil Engineers.

Traffic Impact Assessment:

The Traffic Impact Assessment has been completed.

Civil Engineering Designs:

The Civil Engineering Designs for the Existing Development have been completed and approved by uMtshezi and uThukela District Municipality. The tender advert for the civil engineering services construction will be advertised in August 2008. The start date for the construction of the civil services in the existing hostel is the 01 October 2008.

4.5 SOCIAL FACILITATION AND SURVEY:

Social Survey

The social survey has been conducted in the existing hostel to determine the total number of family units required for the whole project. The total number of family required as per the survey is 820.

Social Facilitation

The social facilitator is to be appointed by the 01 August 2008.

NB: Construction cannot begin in the Green Field section since the project manager and the municipality are awaiting approval from the KZN Department of Housing to utilise the available funding for the construction of the Civil Services.

Project manager
No. Of family units
Total budget

: CSM Consulting Services.
: 820 as per the Social Survey conducted.
: 23 million rands

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4.6 NEW HOUSING PROJECTS

1. Rensbergdrift:

A Business Plan for Preparation Funding Application has been forwarded to the KZN Department of Housing and the municipality is awaiting approval from the department.

2. Engodini:

Confirmation of Bulk Services has been forwarded to the KZN Department of Housing and the municipality is awaiting permission to continue with the packaging of the project.

The following projects are under investigation and progress is to be reported in the August 2008 monthly report:

- Chievely, Rama and Frere.
- Msobotsheni
- Owl and Elephant
- Thembalihle
- Papkuilsfontein Phase Two

4.7 LAND SALES AND TRANSFERS:

LAND SALES
There was no formal way of capturing data but this will become the priority for the financial year, including the finalisation of the land disposal policy

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a. HOUSING DEMAND DATABASE:

The above information is available in hard copies, which does not enable the Housing officials to determine the exact number. The municipality is awaiting installation of the HDD Software by the KZN Department of Housing. Progress on the above is to be reported in the August 2008 monthly report.

b. HOUSING SUBSIDY SYSTEM:

The municipality is awaiting installation of the above system, which will enable housing officials to access KZN Housing's subsidy system directly that contains approved and rejected beneficiaries.

c. HOUSING CONSUMER EDUCATION

The HCE has been conducted on the approved housing project except for the Colita Housing Development, which will be conducted by the relevant municipal officials on the 23 August 2008.

d. COMMENTS AND RECOMMENDATIONS:

The Housing Section's filing system has not been in accordance with the municipal requirements but this has been addressed by the section's weekly meeting where all officials work on all the files together in one office. The resolution to this matter will be an appointment of the section's administrator.

5. PRIMARY HEALTH CARE

OPERATIONAL PLAN

Clinic personnel strive to achieve the following objectives:

- X Good client care.
- X Keep waiting time as minimal as is possible with the number of Professional Nurses that we have and still provide good quality care.
- X Offer comprehensive Primary Health Care to the community.
- X Continued PMTCT (Prevention of Mother to Child Transmission) programme.
- X Screening of TB suspects to facilitate early detection and treatment, to try to reduce the TB epidemic.
- X Encourage voluntary counselling and testing as a means of trying to address and help the HIV/AIDS crisis.

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5.1 CONNOR STREET CLINIC:

CLINIC ATTENDANCE

CONNOR STREET CLINIC	
- 5 Years	3 798
Over 5 Years	18 195
TOTAL	21 993

OTHER ACTIVITIES	
Ante-Natal	1 729
Immunizations	1 255
Chronic clients	3 434
No. of TB clients	604
No. of TB suspects	285
Tested positive	48
Family Planning total attendance	4 223
Pap smears taken	130

HIV TESTING (Voluntary Counselling and Testing & Prevention of Mother To Child Transmission)

CONNOR STREET CLINIC	
PMTCT Number tested	284
Positive	118
PCR Number tested	107
VCT (including Well-Being Centre)	1 891
Positive	650
Clients who came for CD4 counts	779

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5.2 FORDERVILLE CLINIC

CLINIC ATTENDANCE

FORDERVILLE CLINIC	
- 5 Years	4 221
Over 5 Years	23 204
TOTAL	27 425

SERVICES RENDERED

Physiotherapy sessions	57
Psychiatric sessions	32
Dietician	37

HIV TESTING (Voluntary Counselling and Testing & Prevention of Mother To Child Transmission)

FORDERVILLE CLINIC	
Ante-Natal Clients tested (PMTCT)	261
Positive result	83
Negative result	178
Clients tested (VCT)	445
Positive result	157
Negative results	286
CD4	218
PCR	55

TUBERCULOSIS

FORDERVILLE CLINIC	
TB Patients	506
Suspects	140
Positive sputums	15

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OTHER ACTIVITIES

Ante-Natal	1 243
Immunizations	1 299
Chronic clients	11 053
Family Planning	2 444
Pap smears taken	123

5.3 CLINICS STAFF MATTERS

A Staff Nurse was employed at each Clinic as from the 1st July 2007. This addition to the staff helped to improve the "flow" of clients, especially Family Planning and Tuberculosis. Between July 2007 and December 2007, negotiations started taking place for the Clinic Staff to be taken over by the Department of Health. This did not transpire, causing a huge disparity in the remuneration of Municipal nursing staff compared to the State's employees. This discrepancy has resulted in dissatisfaction amongst the nursing staff and locums are reluctant to work for the Municipality due to the poor hourly pay rate.

Despite the above challenges, the Clinic strives to provide a good service. An area that has grown rapidly is the rolling out of ARV's (Anti retro-virals) and the P.M.T.C.T. Programme (Prevention of Mother to Child Transmission). Mrs Eckard - Senior Clerk, was appointed on a permanent basis in September 2007. She carries out administrative duties for the clinic and assists with patients in the waiting room, checking on numbers, patients cards and taking blood pressures.

5.4 COURSES / TRAINING

Professional Nurse S. Mackenzie wrote examinations on Primary Health Care (Adult module), from the 15th - 23rd November 2007, and completed her Primary Health Care Course and is awaiting her results. She also did Child Health Care from the 3rd - 6th June 2008.

Sister S. Ramthol and Sister S. Mackenzie attended the P.M.T.C.T. workshop held at Blue Haze from the 10th - 14th September 2007. Sisters E. Hadebe, T. Zakwe, S. Ramthol and Staff Nurses Donnelly & Mazibuko, attended TB courses/training.

A Sister from either Connor Street or Forderville Clinic, strives to attend Peri-natal meetings held each month at the Provincial Hospital, as the information gained at these meetings is essential in continuing to provide good ante-natal care. Sister M. Greaves successfully completed her Nursing Management Course, and Sister T. Zakwe wrote her final exams for Nursing Management at the end of May/early June 2008.

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Miss N. Zondi and Miss S. Zuma (Lay Counsellors) attended an Improvement of Communication & Listening Skills workshop i.e. between ARV clinic, clinics and Counsellors, on the 15th January 2008. Lay Counsellors Zondi, Ndawonde and Govender attended a Breastfeeding course.

5.5 CAMPAIGNS

The Polio Campaign (2nd round) was carried out from the 23rd July - 27th July 2007. The first round of the Vitamin A Campaign took place in March 2008.

6. ESTCOURT WASTE MANAGEMENT

6.1 WATER POLLUTION

Daily inspections of water points are carried out. Water samples are collected if deemed necessary, and forwarded to a private laboratory for a full analysis.

6.2 WASTE MANAGEMENT

MONTHLY DISPOSAL FIGURES

TYPES OF WASTE	Tonnes
Domestic waste	1 650.98
Garden waste	669.98
Business waste	1 031.28
Industrial waste	4 108.52
Building waste	599.58
Street cleaning Waste	500.70
Scrap	232.85
Total	8 793.89

a. Landfill Site:

A backlog of refuse at the Landfill Site was experienced due to vehicle break downs (Agrico compactor) and the usual annual rainfall, which severely hampers access to the trenches. Large volumes of refuse were disposed of during the December holidays.

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A lack of water supply at the site also complicates matters. A new borehole will have to be drilled as the existing borehole has collapsed. This borehole is used to take water samples from the site and is a requirement in terms of the Permit Licence issued by the Department of Water Affairs & Forestry. The entire site must also be fenced in terms of this permit, which we estimate will cost in the region of R1 000 000,00.

The issue of recycling is being investigated and a visit to Ethekezi Municipality (Durban Solid Waste), will be made by representatives from this Department. An Integrated Waste Management Plan is underway.

Approximately 70 tons of asbestos has been removed from the site as requested by the Department of Environmental Affairs. This waste is toxic and cannot be accepted at the Estcourt Landfill Site. Permission was granted for the asbestos to be stored on a temporary basis at the waste site, pending its transfer to a suitable site. Attempts to have the contractor remove the waste to a suitable site have failed and as a result, the Municipality has undertaken its safe removal and disposal. This exercise has cost in the region of R40 000,00 to date, and it is estimated that a further R120 000,00 will have to be spent to remove the remainder of asbestos.

The first meeting of the newly formed Landfill Monitoring Committee was held at the end of October 2007. Members of staff as well as representatives from Industry, a Lawyer and an Environmental Health Practitioner were invited to attend the meeting which was chaired by Ms S. Funeka - Department of Environmental Affairs and Tourism : KZN.

Trees were obtained from the Parks Section and planted at the landfill site in an effort to screen it from the N3 highway.

b. Vehicles:

Towards the end of the financial year, repairs and maintenance for Waste vehicles totalled R384 739,00 which was R194 925,00 over the budget allocated. This expenditure is indicative of the state and age of these vehicles. This Department has requested funds be allocated on the Capital Estimates for 2008/2009, for the purchase of a new skip loader, bulldozer, tractor/trailer combination and two refuse compactors.

c. General:

A TLB was hired as and when the need arose, to clear up illegal dumping throughout town. Standard letters were served to residents where dumping was prevalent. Various clean-ups were carried out in conjunction with the Department of Correctional Services, Forderville Primary School and Nestle (Africa).

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7. ESTCOURT WASTE CLEANSING SERVICES

Routine street cleaning took place. Temporary employees performing duties in this section under the Keep Umtshezi Clean Poverty Alleviation programme has been extended. This has assisted the Cleansing Section tremendously. Street cleaners continued to work their new hours in the CBD area which was introduced earlier on in the year, and an improvement in the cleanliness of the CBD area each day was noticed.

7.1 PEST CONTROL

Routine spraying took place for the prevention of mosquitoes and ant infestations were attended to. Officials in the Fire Department attend to the eradication of bees.

7.2 PUBLIC ABLUTIONS

A complaint was received from Metro in Connor Street regarding seepage entering their property from the public toilets situated behind Macksons Foodzone. An on-site inspection was carried out with the Building Inspector and a private plumber and a solution found to eliminate this problem. Quotations were called for and this work will be undertaken once funds permit.

The Bus and Taxi Rank public toilets were closed for several weeks due to reconstruction, and it was necessary to hire portable toilets (at the contractor's expense). The toilets were re-opened at the end of May 2008. However, these toilets requires a new strategy in terms of their operation this might include privatisation

7.3 TRAINING

Mr R. Ramcharan - Superintendent : Cleansing/Waste, and late Mr B.P. Khulu - Supervisor (Wembezi), attended a 3 day training course in Pietermaritzburg on Waste Management.

Three drivers in the Waste Collection & Removal Section attended an advanced driving course offered by Pro Driving Tactics, in Estcourt. The one day course consisted of theory and practical training, with each driver being taken out on the road in their designated work vehicle with the lecturer. Each driver will be taken for a road test at a later stage.

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8 WEENEN TOWN PARKS, WASTE MANAGEMENT AND CLEANSING

8.1 REFUSE REMOVAL

612 Loads of refuse were deposited at the waste site, utilising the tractor/trailer combination.

8.2 CLEANSING

11 065 Refuse bags were used to collect litter from Weenen and Kwanobamba.

8.3 TAXI RANK

The Taxi Rank and toilets were kept clean and neat. Additional septic tanks are required at these toilets, as the current tank requires emptying nearly every second day. There is a need for concrete street litterbins in Weenen, especially in the Taxi Rank area.

8.4 STORM WATER DRAINS

The storm water drains in Kwanobamba were kept neat and clean throughout the year. A TLB was hired during the course of the year to clean the big furrows at Kwanobamba.

8.5 MAINTENANCE OF PARKS & VERGES

Flower gardens are in a satisfactory condition. Problems were experienced with the gardens at the Kwanobamba office due to water shortages. Sidewalks and gardens were cut on a routine basis. The Weenen slasher is beyond repair and the slasher from Estcourt is being used in Weenen for the time being. Despite these problems, the staff managed to overcome them and every effort was made to keep the town free of overgrowth and long grass.

Flowers were planted in the garden at the entrance to town, the Town Hall and the Municipal Offices. These plants were donated by Mrs B. Laatz and Mrs van Zuydam.

9. WEMBEZI PARKS, WASTE MANAGEMENT AND CLEANSING

9.1 WEMBEZI STADIUM

The new ablution block was completed at the stadium. The main sewer remains to be connected and power supplied to this building and the ticket room.

Late notice is given prior to games being played by the football Association, which is incorrect as 7 day notice is supposed to be given. The schools and Taxi association clubs however, are following the correct procedure. It is suggested that bookings be paid for in the amount of R250,00, which will assist with the maintenance of the stadium. Four sets of portable poles were purchased in December 2007, for the stadium.

9.2 GRASS CUTTING

Grass cutting work was carried out at the various sections in Wembezi, and assistance was given to the Salvation Church, Catholic Church and various schools as per their requests.